

# REQUEST FOR COUNCIL ACTION

MEETING

DATE: 7-21-03

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. <b>E-7</b>
ITEM DESCRIPTION: General Development Plan #210 by Big De Development to be known as Bandel North Second and Third. The applicant is proposing to develop approximately 28.74 acres with single attached and detached housing. The property is located east of the Bandel North First Subdivision and north of the Boulder Ridge Second Subdivision and allows for the continuation of Bandel Drive NW.		PREPARED BY: Mitzi A. Baker, Senior Planner
<p>July 14, 2003</p> <p><i>NOTE: See CP&amp;C minutes from previous zone change hearing.</i></p> <p>A revised Plan was submitted following the Planning Commission meeting, to address staff recommended modifications. In response, staff recommends modifications to the conditions, as shown in strikethrough (to delete) and underlined (new) text.</p> <p><b>City Planning and Zoning Commission Recommendation:</b></p> <p>The Planning and Zoning Commission held a public hearing on this item on June 25, 2003.</p> <p>Mr. Haeussinger moved to recommend approval of General Development Plan #210 by Big De Development to be known as Bandel North Second and Third with the staff-recommended findings and conditions, with the understanding that condition #5 regarding mid-block connections would be worked out to come up with a feasible solution. Mr. Quinn seconded the motion. The motion carried 7-0. The commission recommended the following conditions/modifications:</p> <ol style="list-style-type: none"><li><b><i>Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City for portions of the property not currently included in an executed Development Agreement. The agreement will outline the obligations of the applicant relating to, but not limited to; stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, contributions for public infrastructure, extension of public utilities to abutting properties, and stipulations for phasing of development subject to the availability of adequate public facilities.</i></b></li><li><b><i>Pedestrian facilities are required along both sides of all new public roads, including a 10' wide bituminous path along the entire frontage of both sides of Overland Drive.</i></b></li><li><b><i>At the time of platting: any mid-block pedestrian connections will be required to be on a 30' wide Outlot at the time of platting; dedication of 120' width right-of-way will be required for Overland Drive NW; dedication of access control will be required along the entire frontage except where public road access openings are approved. Dedication of access control will also be required along both frontages of Bandel Dr. NW from Overland Dr. NW to Overland Ln. NW, and along both frontages of Granite Dr. NW from Overland Dr. NW to Flagstone Ln.</i></b></li><li><b><i>Parkland dedication shall be met via cash in lieu of land per the June 2, 2003 memorandum from Rochester Park and Recreation.</i></b></li><li><b><i>If topographically feasible, a mid-block pedestrian connection shall be provided between the two cul-de-sac bulbs.</i></b></li><li><b><i><del>The GDP shall be revised to: identify a mid-block pedestrian connection between the two cul-de-sac bulbs; to label the Bandel North Third area as being "Potential" future re-zone to R-2.</del></i></b></li><li><b><i>Watermain must be looped through the cul-de-sac streets.</i></b></li><li><b><i><u>At the time of platting, a mid-block pedestrian connection shall be provided between the two cul-de-sac bulbs, if determined feasible based on proposed subdivision grading.</u></i></b></li></ol>		
COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____		

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**Council Action Needed:**

1. *If the Council wishes to approve the General Development Plan it should instruct the City Attorney to prepare a resolution, with findings, for Council approval.*

**Distribution:**

1. City Administrator
2. City Attorney
3. Planning Department File
4. McGhie & Betts, Inc.
5. Applicant: This item will be considered some time after 7:00 p.m. on Monday July 21, 2003 in the Council / Board Chambers in the Government Center at 151 4th Street SE.

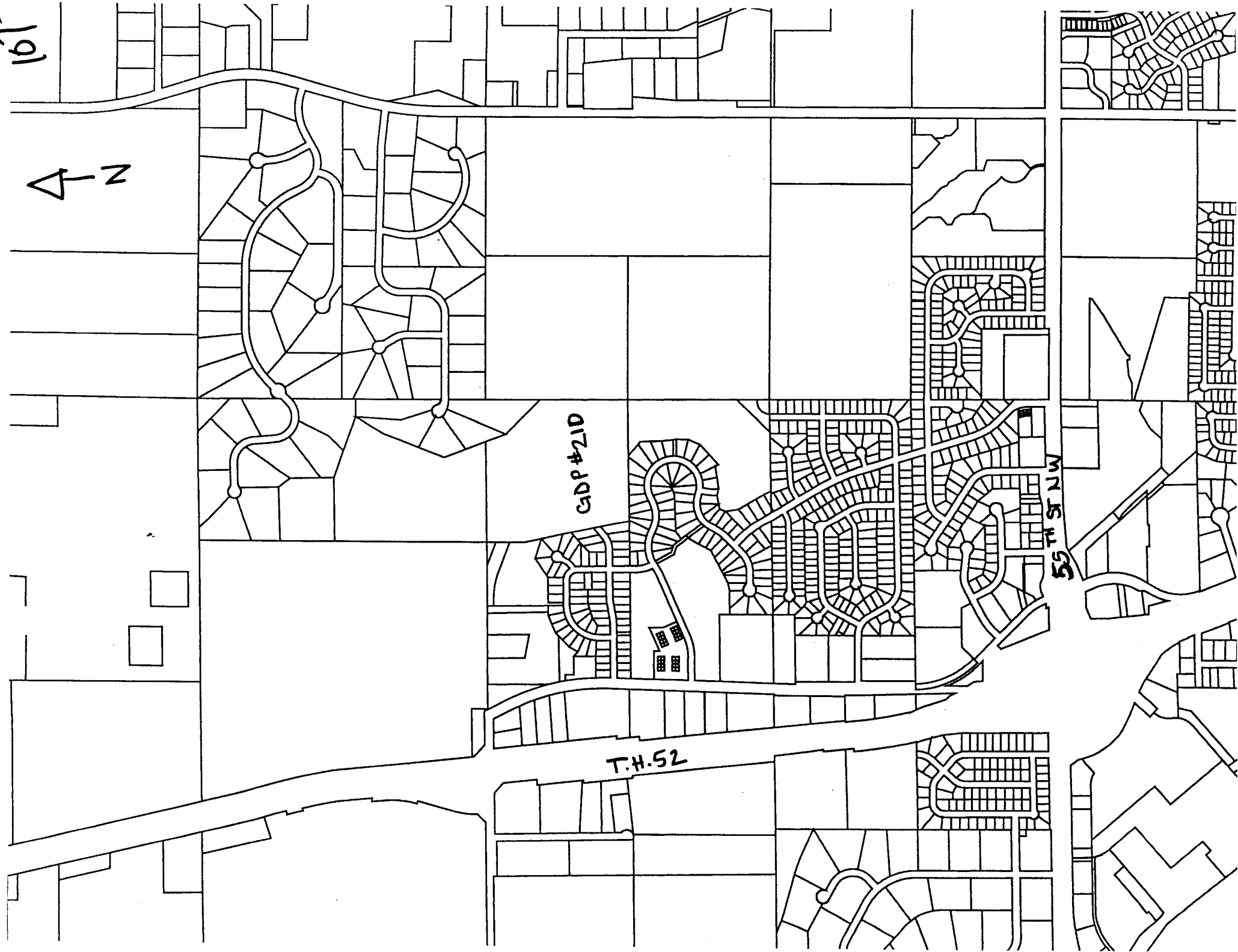
107

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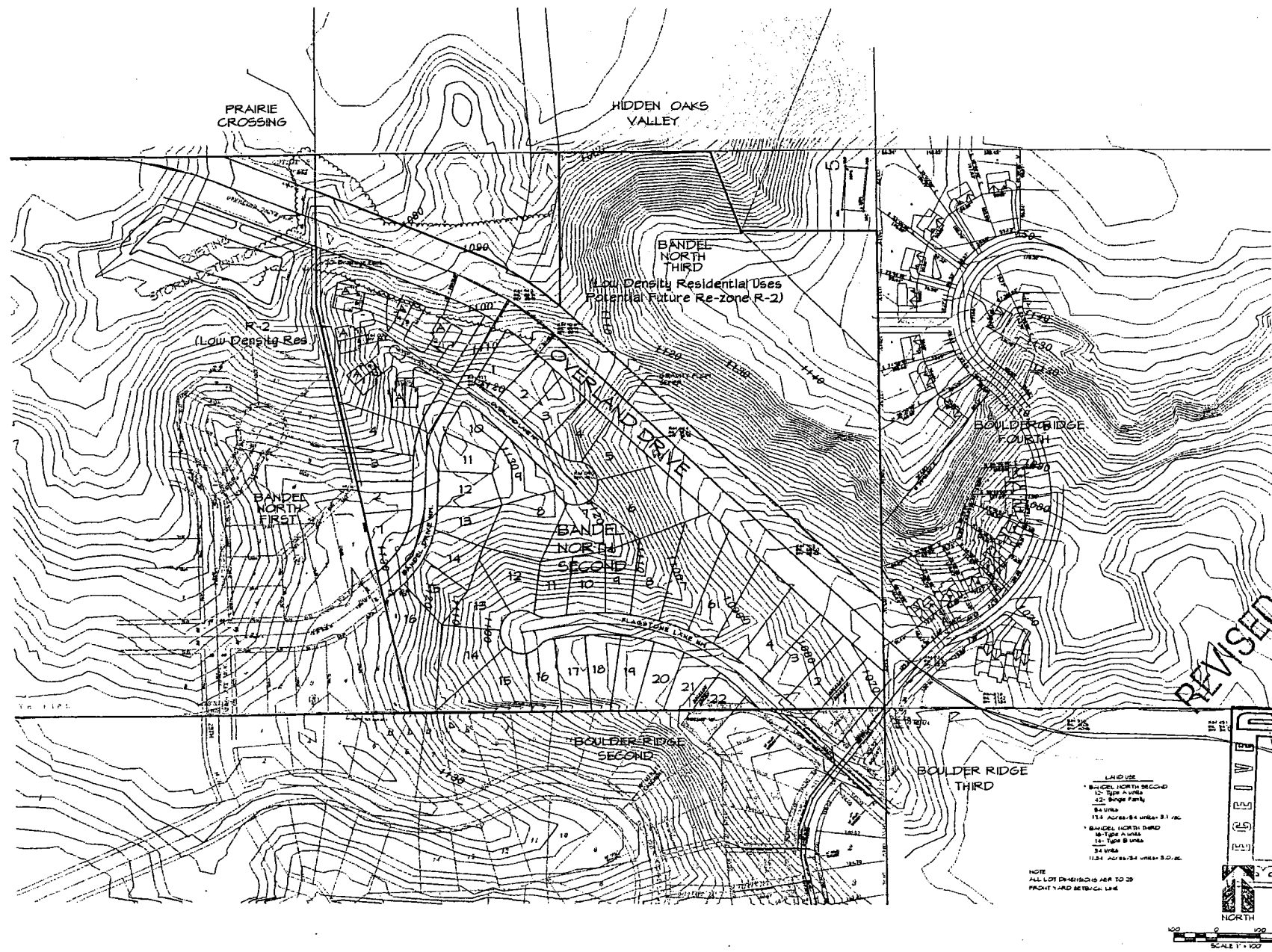
GDP #210

T.H. 52

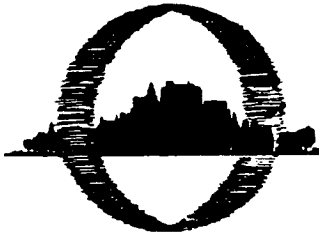
55TH ST NW



**REVIS**  
**GENERAL DEVELOPMENT PLAN**  
**BANDEL NORTH SECOND & THIRD**  
**ROY, MINN.**



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## ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

*Olmsted*

[www.olmstedcounty.com/planning](http://www.olmstedcounty.com/planning)



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**TO:** City Planning and Zoning Commission

**FROM:** Mitzi A. Baker, Senior Planner

**DATE:** June 19, 2003

**RE:** General Development Plan #210 by Big De Development to be known as Bandel North Second and Third. The applicant is proposing to develop approximately 28.74 acres with single attached and detached housing. A Zoning District Amendment is being considered concurrent with this application. The property is located east of the Bandel North First Subdivision and north of the Boulder Ridge Second Subdivision and allows for the continuation of Bandel Drive NW.

### Planning Department Review:

**Applicant/Owner:** BIG DE Development  
706 County Road 3 NW  
Byron, MN 55920

**Consultants:** McGhie & Betts, Inc.  
1648 3<sup>rd</sup> Ave. SE  
Rochester, MN 55904

**Size and Location:** This property is located east of Bandel Road and Bandel North First Subdivision, and south of the future alignment of Overland Drive NW (easterly extension of 65<sup>th</sup> St.).

**Existing Land Use:** The property is currently undeveloped and designated for "low density residential" types of uses on the Rochester Urban Service Area Land Use Plan.

**Proposed Use:** The applicant requests 2.53 acres of land be re-zoned from R-1 to R-2 (Low Density Residential).

The General Development Plan identifies the planned "Overland Drive" extension through the site, which will provide a connection from 65<sup>th</sup> St. NW at TH 52 to 18<sup>th</sup> Ave. NW. Both public and private roads are proposed, including two public cul-de-sac roads.

**Land Use Plan:** The Rochester Urban Service Area Land Use Plan designates this



property as suitable for "low density residential uses.

- Zoning:** The applicant requests 2.53 acres of land be re-zoned from R-1 to R-2 (Low Density Residential). The remainder of the site is zoned R-1. The GDP identifies an intent to file a re-zoning petition, to the R-2 district, for a portion of the property lying north of Overland Drive.
- Streets:** This Plan proposes both private and public roadways. The public roadways include two cul-de-sac bulbs. A private road is proposed to serve the area petitioned to be re-zoned to the R-2 district.
- Sidewalks:** Pedestrian facilities will be required on both sides of all new public roadways. A 10' wide bituminous path will be required along the entire frontage of both sides of Overland Drive NW.
- Drainage:** Most of the property drains to the east/southeast. Stormwater management is proposed to be via discharge into the public storm sewer system in Overland Drive, or to the existing pond located west of this property.
- Detailed grading and drainage plans will be required when the property is platted or developed.
- Wetlands:** According to the Soil Survey, no hydric soils exist on this property. The property owner is, however, responsible for identifying wetlands.
- Public Utilities:** Both sanitary sewer and watermain are proposed to be extended from the west.
- Parkland Dedication:** Parkland dedication requirements for this development need to be satisfied via cash in lieu of land.
- Report Attachments:**
1. Proposed General Development Plan & Narrative
  2. Referral Comments

### **Staff Suggested Findings and Recommendation:**

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the criteria for approval of a general development plan. Staff suggested findings are in ***bold italics*** print.

- Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

***The Rochester Urban Service Area Land Use Plan identifies this property for "low density residential "uses. This GDP proposes a low density residential development. A petition to re-zone 2.53 acres of the site to the R-2 (Low Density Residential) district is being considered concurrently.***

- Criteria B. The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

***Proposed lot sized, and density appear generally consistent with the land use designation and should be compatible with existing and future use of adjacent lands. The area labeled for proposed future re-zoning to R-2 will be evaluated separately when a zone change petition is submitted for that parcel.***

- Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

***This development includes both single family detached and single family attached homes.***

***The Rochester Urban Service Area Land Use Plan designates this property as appropriate for "low density residential" types of uses. Uses proposed on the property would be consistent with the current land use designation. The mix of housing would help further the policies and goals found in Chapters 2 and 3 of the Rochester Urban Service Area Land Use Plan, which encourage developing a range of densities and development styles. This development could also help to further goals and policies found within Chapter 3 of the Housing Plan to increase the supply of housing.***

- Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

***This Plan includes right-of-way needed for Overland Drive, which is designated as a future Arterial on the Thoroughfare Plan. Dedication of 120' right-of-way width will be required for the entire frontage along Overland Drive.***

- Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

***The Plan does not identify "Overland Drive", and arterial roadway planned to be extended from TH 52 to 18<sup>th</sup> Ave. NW. Right-of-way dedication will be required for this roadway.***

***Development will need to be phased to provide concurrency with infrastructure improvements necessary to serve the development.***

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will occur and no further development permit will be issued until concurrency has been evidenced.

***Both sanitary sewer and watermain are proposed to be extended from the west.***

***Most of the property drains to the east/southeast. Stormwater management is proposed to be via discharge into the public storm sewer system in Overland Drive, or to the existing pond located west of this property.***

***Detailed grading and drainage plans will be required when the property is platted or developed.***

3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

***Sidewalk will be required on both sides of all new public roadways. In addition, a 10' wide bituminous path is required along CR 2/ Viola Road.***

***Parkland dedication for this development will need to be met via cash in lieu of land.***

- Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

***Most of the property drains to the east/southeast. Stormwater management is proposed to be via discharge into the public storm sewer system in Overland Drive, or to the existing pond located west of this property.***

***Detailed grading and drainage plans will be required when the property is platted or developed.***



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Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

*The Rochester Urban Service Area Land Use Plan identifies this property for "low density residential "uses. This GDP proposes a low density residential development. A petition to re-zone 2.53 acres of the site to the R-2 (Low Density Residential) district is being considered concurrently.*

*Proposed lot sized, and density appear generally consistent with the land use designation and should be compatible with existing and future use of adjacent lands. The area labeled for proposed future re-zoning to R-2 will be evaluated separately when a zone change petition is submitted for that parcel.*

**Recommendation:**

*This applicant owns property on the north side of Overland Drive, which is not included in the GDP. Though a roadway access location is shown the Plan does not identify future land uses and road alignments through the property. The applicant should include that property in this GDP. If it is not included, a separate GDP will be required for that property in the future.*

**Staff recommends approval subject to the following conditions and/or modifications:**

- 1. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City for portions of the property not currently included in an executed Development Agreement. The agreement will outline the obligations of the applicant relating to, but not limited to; stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, contributions for public infrastructure, extension of public utilities to abutting properties, and stipulations for phasing of development subject to the availability of adequate public facilities.**
- 2. Pedestrian facilities are required along both sides of all new public roads, including a 10' wide bituminous path along the entire frontage of both sides of Overland Drive.**
- 3. At the time of platting: any mid-block pedestrian connections will be required to be on a 30' wide Outlot at the time of platting; dedication of 120' width right-of-way will be required for Overland Drive NW; dedication of access control will be required along the entire frontage except where public road access openings are approved. Dedication of access control will also be required along both frontages of Bandel Dr. NW from Overland Dr. NW to Overland Ln. NW, and along both frontages of Granite Dr. NW from Overland Dr. NW to Flagstone Ln.**

4. *Parkland dedication shall be met via cash in lieu of land per the June 2, 2003 memorandum from Rochester Park and Recreation.*
5. *If topographically feasible, a mid-block pedestrian connection shall be provided between the two cul-de-sac bulbs.*
6. *The GDP shall be revised to: identify a mid-block pedestrian connection between the two cul-de-sac bulbs; to label the Bandel North Third area as being "Potential" future re-zone to R-2.*
7. *Watermain must be looped through the cul-de-sac streets.*

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# **REFERRAL COMMENTS**

# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 6/13/03

The Department of Public Works has reviewed the application for General Development Plan #210 for the proposed Bandel North Second & Third development. The following are Public Works comments on this request:

1. A Development Agreement has previously been executed for the portion of this Property lying south of the future Overland Dr NW. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement for the remainder of the Property with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, contributions for public infrastructure, extension of public utilities to abutting properties, and stipulations for phasing of development subject to the availability of adequate public facilities.
2. The excluded area of the applicants Property lying north of Overland Dr NW should be included in the GDP.
3. Grading & Drainage Plan approval is required prior to development, and a Stormwater Management charge will apply for the benefit of participation in the City's Storm Water Management Plan (SWMP).
4. Pedestrian facilities are required at the Owner's expense along both sides of all new public roads within this development. In addition, the Owner is obligated for constructing/paying for the construction of a 10 foot wide bituminous pedestrian path along the entire frontage of both sides of Overland Dr NW.
5. Consideration should be given to providing a mid-block connection outlot connecting Overland Ln NW and Flagstone Ln NW.
6. The Owner will be required to dedicate any required mid-block pedestrian connections on separate Outlot(s), and construct the required pedestrian path connections within the Outlot(s).
7. Dedication of 120 feet of ROW is required for Overland Dr NW, as shown on the GDP.

# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

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DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

8. Dedication of controlled access will be required through the platting process, along both frontages of Bandel Dr NW from Overland Dr NW to Overland Ln NW, along both frontages of Granite Dr NW from Overland Dr NW to Flagstone Ln NW, and for the entire frontage of Overland Dr NW, with the exception of the public road access location approved through the GDP process for Bandel Dr NW, and unnamed public road extending north from Overland Dr NW.
  9. Execution of a City-Owner Contract will be required prior to construction of each phase of development, for all public infrastructure to serve this property.
  10. Specific routing of utilities will be addressed through the platting process and plan review.
- ❖ Charges/fees applicable to the development of this property will be addressed in the Development Agreement and City-Owner Contract(s) for the Property.

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## ROCHESTER PARK AND RECREATION DEPARTMENT

June 2, 2003

TO: Jennifer Garness  
Planning

RE: Bandel North 2<sup>nd</sup> and 3<sup>rd</sup>  
General Development #210

Parkland dedication for the development should be in the form of cash in lieu of land. Neighborhood parkland needs for the development can be met at the 40 acre school / park site located adjacent to the proposed development.



Minnesota Department of Transportation

Minnesota Department of Transportation - District 6

Mail Stop 060  
2900 48<sup>th</sup> Street N.W.  
Rochester, MN 55901-5848

Office Tel: 507-280-2913  
Fax: 507-285-7355  
E-mail: dale.maul@dot.state.mn.us

June 5, 2003

Jennifer Garness  
Rochester Olmsted Planning Department  
2122 Campus Drive SE - Suite 100  
Rochester, MN 55904

**Re: General Development Plan #210 by Big De Development to be known as Bandel North Second and Third. The applicant is proposing to develop approximately 28.74 acres with single attached and detached housing. The property is located east of Bandel North First Subdivision and north of the Boulder Ridge Second Subdivision and allows for the continuation of Bandel Drive NW.**

**Zoning District Amendment #03-11 by Big De Development. The applicant is proposing to zone approximately 2.53 acres of land to the R-2 (Low Density Residential) zoning district. The property is located east of the Bandel North First Subdivision and north of the Boulder Ridge Second Subdivision and south of the future alignment of Overland Drive NW.**

Dear Ms. Garness:

Mn/DOT has reviewed the proposed Zoning District Amendment and General Development Plan for Bandel North Second and Third as described above.

With this development and other proposed developments in this area of Rochester, the US Highway 52 interchange at 55<sup>th</sup> Street NW may soon reach its capacity. Beyond the current plans for improving US Highway 52, Mn/DOT cannot address the traffic backups that further development creates. The City of Rochester is urged to consider the consequences of continued development that the transportation system cannot adequately handle.

Thank you for your consideration. If you have questions, you may contact Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777.

Sincerely,

A handwritten signature in cursive script that reads 'Dale E. Maul'.

Dale E. Maul  
Planning Director



June 4, 2003

Rochester-Olmsted  
CONSOLIDATED PLANNING DEPARTMENT  
2122 Campus Drive SE  
Rochester, MN 55904-7996

REFERENCE: General Development Plan #210 by Big De Development to be known as Bandel North Second and Third.

Dear Ms. Garness:

Our review of the referenced general development plan is complete and our comments follow:

1. This property is within the Northwest High Level Water System Area, which is available at the end of Bandel Drive NW and will be available soon at Flagstone Lane NW with the completion of Boulder Ridge Second.
2. Static water pressures within this area will range from the upper 50's to upper 80's PSI.
3. The water main in the cul-de-sac streets must be looped and water mains must be extended to adjacent properties per our requirements.
4. We will work with the applicant's engineering firm to develop the necessary water system layout to serve this area.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson  
Water

C: Doug Rovang, RPU  
Mike Engle, RPU  
Mark Baker, City Public Works  
Vance Swisher, Fire Prevention  
Gale Mount, Building & Safety  
McGhie & Betts, Inc.  
Big De Development



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## WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

**Application Number: GDP #210 Big De Development**

- ☒ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☐ Other or Explanation:

# Memo

**To:** Jennifer Garness, Planning Department

**From:** Kenneth Heppelmann

**CC:** Mark Sparks, Electrical Inspector  
Gary Schick, Plumbing Inspector  
Big De Development  
McGhie & Betts, Inc

**Date:** June 11, 2003

**Re:** General Development Plan #210, Bandel North Second and Third.

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The above referenced development appears to indicate new construction that is regulated under the Building Code and will require building permits. Complete plans and specifications are required to be submitted for a building permits prior to construction.

The proposed construction appears to consist of attached single-family dwellings (townhomes) on separate lots with property lines between the units. Please verify the following items:

- Separate utility services (i.e. sewer, water, gas, electric, etc.) are required to be provided to each dwelling unit. The utilities are not permitted to encroach onto or through the adjacent lots.
- The dwelling units are required to be separated with fire resistive rated wall assemblies in accordance with the 2000 IRC, Section 321.2.
- The fire resistive rating of exterior walls, and projections from such walls, with a fire separation distance of less than three feet is required to comply with IRC Section 302.1.

Please let me know if you have any questions or concerns.

Thank you

# **PROPOSED GDP & NARRATIVE REPORT**

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## **Bandel North Second and Third**

### **General Development Plan**

**May 2003**

#### **5.0 CRITERIA FOR APPROVAL OF GDP – LAND DEVELOPMENT MANUAL – APPENDIX B SECTION E**

An application for a General Development Plan shall be accompanied by the following information:

- A. Topographic or soils conditions which, in the estimation of the applicant, may create potential problems in the street, drainage, public utilities or building design an construction, and how these problems will be investigated further or engineered to overcome the limitations;

*Moderate to steep slopes characterizes this site. The use of cul-de-sacs and mixed housing styles will allow for greater flexibility in building design and location thereby reducing the cuts and fills needed for the building pads.*

*There are no unusual problems with erosion, drainage, or construction associated with this project. The site/grading/utility plan will specifically identify the necessary improvements. The construction plans will detail the temporary erosion control measures that will be taken to prevent erosion during construction.*

- B. Storm drainage problems which, in the estimation of the applicant, may result in costs that will exceed normal storm drainage costs;

- a) *The proposed public facilities are adequate to serve the property under consideration. The area designated as Bandel North Third will not be developed until a private roadway connection from Granite Drive N.W. can*

*be made. This connection will also provide sanitary sewer and watermain for the developable area in Bandel North Third.*

*b) Water: This GDP proposes to connect to the existing watermain in Bandel Drive N.W. and continue to Overland Drive. An interior loop will connect from Overland Lane N.W. to Flagstone Lane N.W. back into Granite Drive N.W. Bandel North Third will connect to the watermain proposed for Boulder Ridge Fourth when that street is built.*

*c) Sanitary Sewer: A sanitary sewer line is proposed from the western property boundary of this GDP in Bandel Drive N.W. to Overland Drive. This private drive and public cul-de-sac will feed into this main line. Flagstone Lane will connect into Granite Drive. Residential uses within Bandel North Third will connect into Granite Drive further north through the 50' private drive located on the GDP.*

*d) Storm Sewer: The discharge from the residential uses along Bandel Drive, Overland Lane and the private drive will discharge into the future Overland Drive storm sewer or to the existing storm detention pond located just west of the site. The discharge from Bandel North Third will be directed to the future Overland Drive storm sewer.*

C. Identification of potential off-site drainage problems;

*All off-site drainage will flow into the Overland Drive N.W. storm sewer utility or be channeled to the detention pond located just west of the site for Bandel North Second. Bandel North Third's off-site drainage will be directed to the future Overland Drive storm sewer.*

D. Availability of utilities to serve the area under consideration;

*Utilities are available to serve the site.*

E. Identification of possible erosion problems which may arise in the estimation of the applicant;

*Standard erosion control practices will be in place during construction.*

- F. A general statement as to the possible phasing of any development activity to occur on the property under the control of the applicant.

*Bandel North Second will be completed as one phase including 38 single-family homes and 12 townhome units within the R-2 zone. Bandel North Third will be completed as the second phase.*

*In addition, the proposed land uses are consistent with the Zoning Map and Comprehensive Plan with the R-2 zone change along the northwestern edge of the General Development Plan Boundary. (See attached map.) The properties to the north, south, east and west are designated with low density residential land uses. Hidden Oaks Valley Subdivision is located to the north, Boulder Ridge Fourth to the east, Boulder Ridge Second to the south and Bandel North First to the west. The proposed GDP will continue Bandel Drive N.W. to Overland Drive, proposes two public cul-de-sacs and one private drive. These streets align with existing circulation in the area.*

*Overland Drive is a proposed street on the City of Rochester's Capital Improvement Plan and is scheduled for construction in 2004. Utilities will be part of the street improvements for Overland Drive N.W. Our proposed site will match the profiles and sections created along the intersection of Bandel Drive N.W. and Overland Drive N.W. We show no direct access along the entire frontage excluding the public street intersection.*

ARCON



DEVELOPMENT, INC.

7625 METRO BLVD. • SUITE 350 • EDINA, MINNESOTA 55439 • PHONE 952/835-4981 • FAX 952/835-0069  
E-mail: arcon@arcondevelopment.com • www.arcondevelopment.com

May 27, 2003

Mitzi Baker, Planner  
County of Olmsted, Planning Department  
2122 Campus Drive S.E.  
Rochester, MN 55904-4744

RE: Bandel North

Dear Ms. Baker,

Let this letter notify the City of Rochester Planning Department that Arcon Development, Inc. is aware of the proposed addition to the Bandel North development that is adjacent to Arcon Development, Inc.'s Boulder Ridge development; and that a future addition of the Bandel North development will be proposing a fifty (50) foot wide access through a future addition of Boulder Ridge.

Arcon Development, Inc. will be coordinating with the developer of Bandel North to provide the location for the private access.

If you have any questions or would like to discuss this further, please contact me at (899) 835-4981.

Sincerely,

Larry D. Frank  
Project Manager

Cc: Kristi Clark, McGhie & Betts

